

CLEARWATER CREEK PHASE II

A SUBDIVISION OF ALL OF TAX LOTS 23 AND 39 LYING IN THE S½ OF THE SW¼ OF SECTION 3,
ALONG WITH ALL OF TAX LOTS 121 AND 122 LYING IN THE N½ OF THE NW¼ OF SECTION 10,
AND ALL LYING IN TOWNSHIP 17 NORTH, RANGE 12 EAST OF THE 6th PRINCIPAL MERIDIAN,
WASHINGTON COUNTY, NEBRASKA.

LEGAL DESCRIPTION:

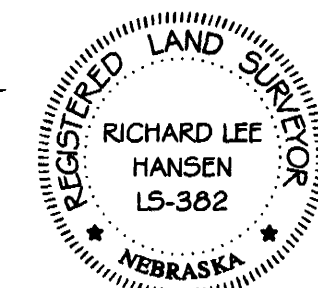
All of Tax Lots 23 and 39, lying in the S½ of the SW¼ of Section 3 along with all of Tax Lots 121 and 122, lying in the N½ of the NW¼ of Section 10, all lying in Township 17 North, Range 12 East of the 6th Principal Meridian, Washington County, Nebraska and more particularly described as follows:

Beginning at the Northwest Corner of Section 10, Township 17 North, Range 12 East and assuming the westerly line of the NW¼ of said Section 10 to bear S 00°03'35" E; then N 00°25'00" E along the westerly line of the SW¼ of Section 3, Township 17 North, Range 12 East a distance of 641.78 feet to the Southwest Corner of Tax Lot 45 in said Section 3; then easterly along the southerly line of Tax Lot 45 as follows: S 38°07'09" E a distance of 129.20 feet; then N 68°17'11" E a distance of 214.49 feet; then S 46°05'46" E a distance of 178.20 feet; then S 24°56'39" E a distance of 162.69 feet; then S 73°36'15" E a distance of 196.87 feet; then S 83°15'09" E a distance of 140.55 feet; then S 00°26'17" W a distance of 36.40 feet; then S 63°56'05" E a distance of 248.08 feet; then S 16°27'22" E a distance of 113.90 feet to the Southeast Corner of said Tax Lot 45, said point lying on the westerly line of Tax Lot 52 in said Section 3; then southerly and easterly along the westerly line of said Tax Lot 52 as follows: S 00°26'17" W a distance of 36.40 feet; then S 63°56'05" E a distance of 248.08 feet; then S 16°27'22" E a distance of 113.90 feet to the Southwest Corner of said Tax Lot 52, said point also being the Northwest Corner of Tax Lot 79 in Section 10, Township 17 North, Range 12 East; then southerly and westerly along the westerly lines of Tax Lots 79 and 112 in said Section 10 as follows: S 06°27'53" W a distance of 164.72 feet; then S 48°50'43" W a distance of 642.75 feet to a point on the easterly line of Out Lot A in Clearwater Creek, a subdivision in the NW¼ of Section 10, Township 17 North, Range 12 East; then along the easterly and northerly lines of said subdivision as follows: N 44°02'28" W a distance of 253.00 feet; then S 83°57'10" W a distance of 289.81 feet; then S 09°04'34" W a distance of 120.02 feet; then S 88°41'31" W a distance of 47.85 feet; then S 58°45'42" W a distance of 143.91 feet; then S 30°13'01" E a distance of 141.71 feet; then S 59°46'59" W a distance of 66.00 feet to a point on a 484.17 foot radius curve to the right; then along said 484.17 foot radius curve an arc distance of 201.07 feet, said curve having a chord bearing of S 18°19'11" E and a chord distance of 199.63 feet; then S 69°36'04" W a distance of 519.21 feet to the Northwest Corner of said Clearwater Creek Subdivision, said point lying on the westerly line of the NW¼ of said Section 10; then N 00°03'35" W along said W¼ Section line a distance of 1157.17 feet to the Point of Beginning and containing 35.72 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that I have made a boundary survey for the subdivision described hereon and that permanent markers have been found or set at all accessible corners of said boundary and that a 5/8" rebar with a plastic cap stamped LS-382 will be set at all lot corners, angle points and at the ends of all curves, where accessible, within said Clearwater Creek Phase II subdivision. I further certify that the survey shown and described hereon was made under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Nebraska.

Richard L. Hansen
Richard L. Hansen
Registered Land Surveyor
Registration No. LS-382
Date: January 17, 2007
Client: Scott McGowan
Job No.: 06-146



NOTE:

This boundary is based on a survey performed by myself of a 20.74 acre tract of land and dated August 16, 2000 and on a plat of Clearwater Creek created by myself and dated May 18, 2005.

TREASURER'S CERTIFICATION:

This is to certify that I find no regular or special taxes due or delinquent against the property described in the legal description on this Surveyor's Certificate and embraced within this plat as shown by the records of this office on this ____ day of _____, A.D., 2007.

Washington County Treasurer

COUNTY ROAD SUPERINTENDENT'S APPROVAL:

This Final Plat of "CLEARWATER CREEK PHASE II" as shown and described hereon was approved by the Washington County Road Superintendent on this ____ day of _____, A.D., 2007.

County Road Superintendent

COUNTY SURVEYOR'S REVIEW:

This Final Plat of "CLEARWATER CREEK PHASE II" was reviewed by the Washington County Surveyor's Office on this ____ day of _____, A.D., 2007.

Washington County Surveyor
Richard L. Hansen

COUNTY PLANNING COMMISSION APPROVAL:

The Final Plat of "CLEARWATER CREEK PHASE II" as shown and described hereon was approved by the Washington County Planning Commission on this ____ day of _____, A.D., 2007.

Chairman

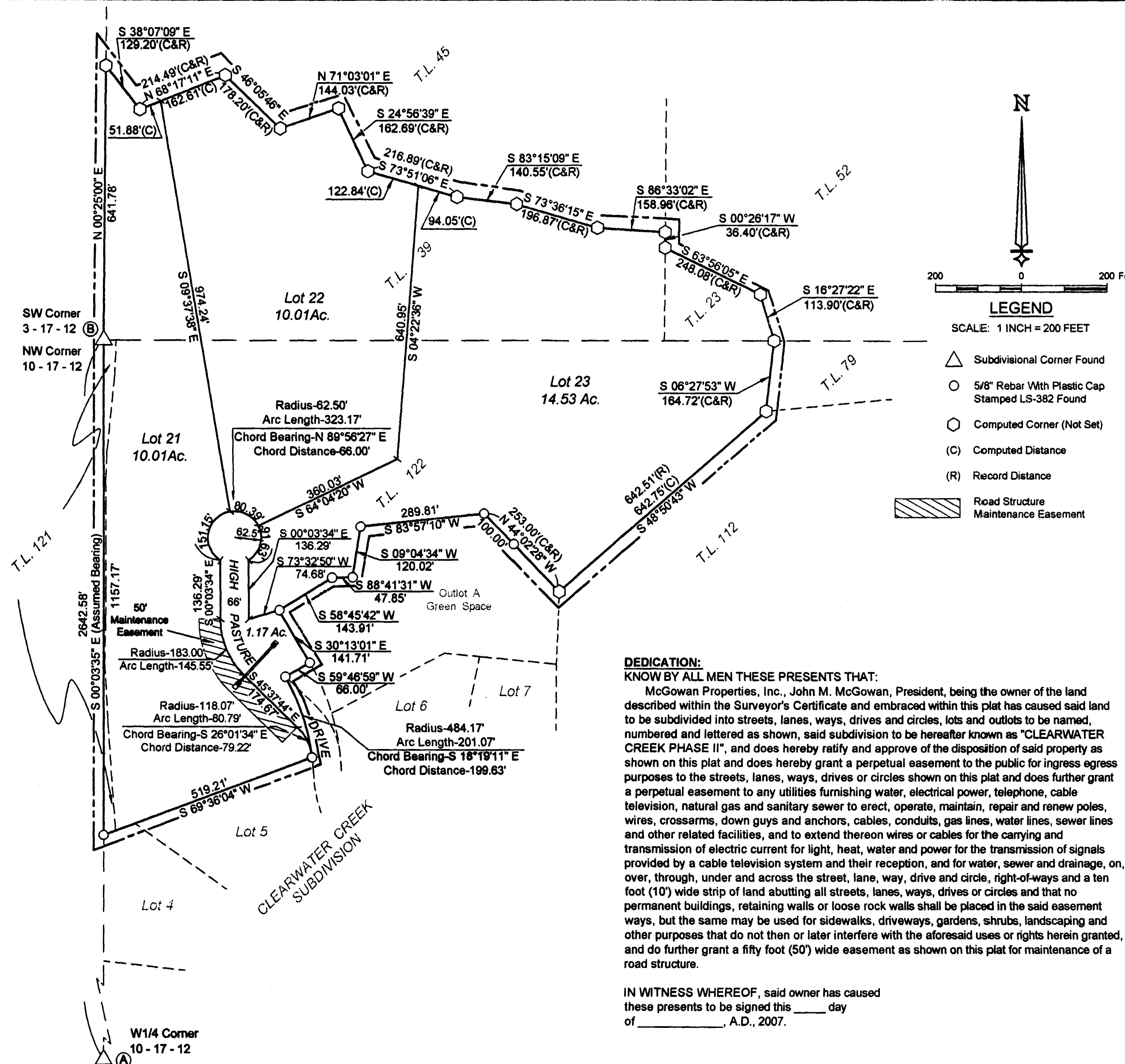
COUNTY BOARD OF SUPERVISOR'S APPROVAL:

The Final Plat of "CLEARWATER CREEK PHASE II" as shown and described hereon was approved and accepted by the Washington County Board of Supervisor's on this ____ day of _____, A.D., 2007.

ATTEST:

Washington County Clerk

		BLAIR ENGINEERING & SURVEYING CO., INC. 936 Grant St., P.O. Box 100 Blair, Nebraska, 68008-0100 (402) 428-9414	
		Job No.: 06-146 File No.: Carlson2006work0614606-146.dwg Client: Scott McGowan Drawn By: KSF Date: 01/17/07	



DEDICATION:

KNOW BY ALL MEN THESE PRESENTS THAT:

McGowan Properties, Inc., John M. McGowan, President, being the owner of the land described within the Surveyor's Certificate and embraced within this plat has caused said land to be subdivided into streets, lanes, ways, drives and circles, lots and outlots to be named, numbered and lettered as shown, said subdivision to be hereafter known as "CLEARWATER CREEK PHASE II", and does hereby ratify and approve of the disposition of said property as shown on this plat and does hereby grant a perpetual easement to the public for ingress egress purposes to the streets, lanes, ways, drives or circles shown on this plat and does further grant a perpetual easement to any utilities furnishing water, electrical power, telephone, cable television, natural gas and sanitary sewer to erect, operate, maintain, repair and renew poles, wires, crossarms, down guys and anchors, cables, conduits, gas lines, water lines, sewer lines and other related facilities, and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat, water and power for the transmission of signals provided by a cable television system and their reception, and for water, sewer and drainage, on, over, through, under and across the street, lane, way, drive and circle, right-of-ways and a ten foot (10') wide strip of land abutting all streets, lanes, ways, drives or circles and that no permanent buildings, retaining walls or loose rock walls shall be placed in the said easement ways, but the same may be used for sidewalks, driveways, gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights herein granted, and do further grant a fifty foot (50') wide easement as shown on this plat for maintenance of a road structure.

IN WITNESS WHEREOF, said owner has caused these presents to be signed this ____ day of _____, A.D., 2007.

John M. McGowan, President
McGowan Properties, Inc., Owner

ACKNOWLEDGMENT OF NOTARY

State of Nebraska)
) ss
County of Washington)

The foregoing dedication was acknowledged before me this ____ day of _____, A.D., 2007, by John M. McGowan, President, McGowan Properties, Inc., owner of Clearwater Creek Subdivision.

Notary Public

My Commision Expires: ____ (Date)

TIES TO SUBDIVISIONAL CORNERS:

- (A) West 1/4 Corner of Section 10-17-12
FOUND 1" STEEL SURVEY MARKER NAIL
FLUSH WITH ASPHALT
30' W to centerline of drive south
104.82' NNE to duplex nail in power pole
103.09' NE to PK nail in north end of corrugated metal pipe
- (B) Northwest Corner of Section 10-17-12
Southwest Corner of Section 3-17-12
FOUND 3/4" OPEN-TOP PIPE EXPOSED 0.5'
28' E to north-south fence line
28.63' E to duplex nail in 20' hackberry tree
11.29' SSE to duplex nail in 12' hackberry tree
12.95' W to duplex nail in 8' hackberry tree
12.60' NW to duplex nail in 8' hackberry tree